116.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	706,300 / 706,300
					USE VALUE:	706,300 / 706,300
					ASSESSED:	706,300 / 706,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
251		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SASTRY SHEKHAR
Owner 2:	GOPINATH SUMANA
Owner 3:	
Street 1:	251 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MORELLO MARISA K -
Owner 2:	-
Street 1:	251 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .164 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 1593 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7165.000	261,500	300	444,500	706,300
Total Card	0.164	261,500	300	444,500	706,300
Total Parcel	0.164	261,500	300	444,500	706,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.52 /Parcel: 443.52

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 74458
GIS Ref:
GIS Ref:
Insp Date: 09/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	261,500	300	7,165.	444,500	706,300		Year end	12/23/2021
2021	101	FV	252,500	300	7,165.	444,500	697,300		Year End Roll	12/10/2020
2020	101	FV	252,500	300	7,165.	444,500	697,300	697,300	Year End Roll	12/18/2019
2019	101	FV	209,900	300	7,165.	450,800	661,000	661,000	Year End Roll	1/3/2019
2018	101	FV	209,900	300	7,165.	336,500	546,700	546,700	Year End Roll	12/20/2017
2017	101	FV	209,900	300	7,165.	304,800	515,000	515,000	Year End Roll	1/3/2017
2016	101	FV	209,900	300	7,165.	292,100	502,300	502,300	Year End	1/4/2016
2015	101	FV	196,900	300	7,165.	247,600	444,800	444,800	Year End Roll	12/11/2014

!9005!

PRINT

Date	Time
12/30/21	08:18:19

LAST REV

Date	Time
11/10/21	10:46:39
mmcmakin	

USER DEFINED

Prior Id # 1:	74458
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9005

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORELLO MARISA	78804-223	1	9/29/2021		804,000	No	No		
HOPF ANTHONY PA	64796-289		1/15/2015		550,000	No	No		
SUMMA JAMES M-C	58288-494		1/13/2012	Estate/Div	366,000	No	No		
	8500-214		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2014	1152	Re-Roof	5,200					Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
9/4/2018	MEAS&NOTICE	BS	Barbara S
4/13/2012	MLS	EMK	Ellen K
3/31/2009	Meas/Inspect	372	PATRIOT
3/9/2000	Inspected	276	PATRIOT
2/15/2000	Measured	263	PATRIOT
8/31/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7165		Sq. Ft.	Site		0	70.	0.89	5									444,464						444,500	

Total AC/HA:	0.16449	Total SF/SM:	7165	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	444,464	Spl Credit		Total:	444,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	7 - Brick	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.30934060
Const Adj.:	1.00237501
Adj $ / SQ:	144.370
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355321
Depreciation:	93805
Depreciated Total:	261517

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

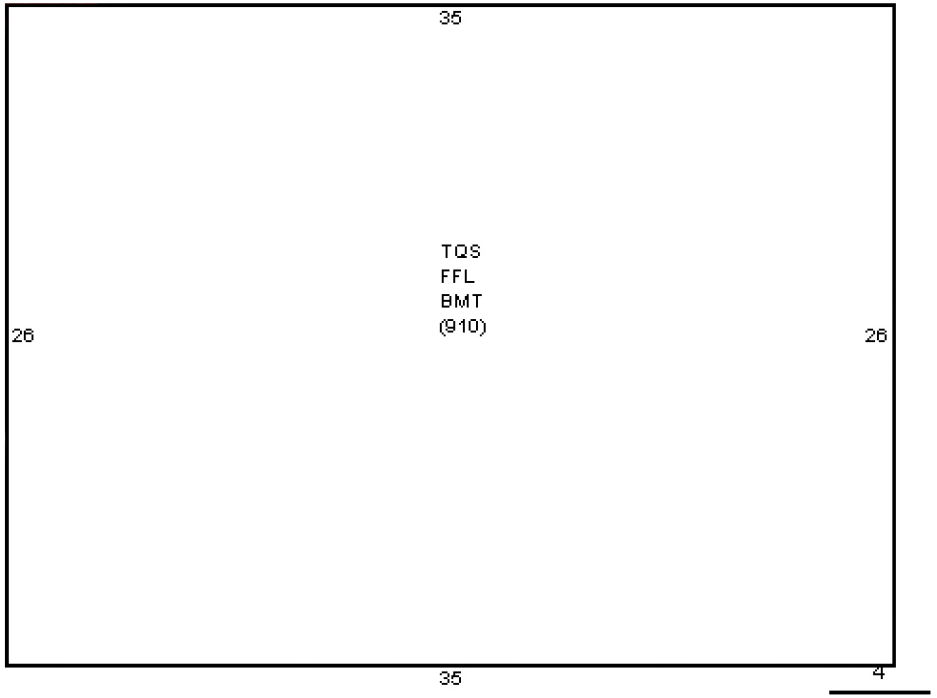
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	144.37
Special Features:	0	Val/Su Net:	104.47
Final Total:	261500	Val/Su SzAd	164.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	910	43.310	39,413
FFL	First Floor	910	144.370	131,376
TQS	3/4 Story	683	144.370	98,532

Net Sketched Area:	2,503	Total:	269,321
Size Ad	1592.5	Gross Area	2730	FinArea	1593
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 116.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X14	A	PR	1955	4.48	T	65.3	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300